

**CITY OF REDMOND
DESIGN REVIEW BOARD**

April 20, 2017

NOTE: These minutes are not a full transcription of the meeting. Tapes are available for public review in the Redmond Planning Department.

BOARD MEMBERS PRESENT: Chairman David Scott Meade, Henry Liu, Kevin Sutton and Zoi Karagouni.

EXCUSED ABSENCES: Renard Mun and Craig Krueger

STAFF PRESENT: David Lee, Gary Lee and Scott Reynolds

RECORDING SECRETARY: Susan Trapp *with* Lady of Letters, Inc.

The Design Review Board is appointed by the City Council to make decisions on design issues regarding site planning, building elevations, landscaping, lighting, and signage. Decisions are based on the design criteria set forth in the Redmond Development Guide.

CALL TO ORDER

The Design Review Board meeting was called to order by Mr. Meade at 7:00 p.m.

APPROVAL

LAND-2016-01438, Blackbird

Description: New building with approximately 152 residential units

Location: 7600 159th Place NE

Contact: Brandon Deal *with* Deal Investments

Prior Review Dates: 10/20/17 & 02/02/17

Staff Contact: Gary Lee, 425-556-2418 or glee@redmond.gov

Mr. Lee reported that this project had been previously presented to the board and was being presented now for approval.

The applicant, Rob, showed the minor changes made since the last presentation. The landlocked site would require two fire access lanes and several levels of ramped parking. There would be five two-story spaces. Private patios and common open space was presented. Landscaping behind the north side fire lanes increased in width from 3'1" to 4' for venting. In regards to the courtyard, a slender window in some bedrooms has been removed for venting, and other windows increased. A structural column was added with a single light replacing the side lighting. A deviation for concrete smooth finish had been granted.

COMMENTS FROM THE BOARD

Mr. Sutton:

- Asked about the concrete finish and the applicant replied there would be a regular finish and perhaps shotcrete.
- Approves of the current plan.

Mr. Liu:

- Asked about material board which was presented. The applicant explained that the primary finishes would mostly be white hardy panel, and black hardy trim around windows with white spaced boards in front called Okco screen from Germany on decks and bays. If any problems were encountered in obtaining the Okco screen from Germany, alternatives in a similar material would be proposed. There would also be some metal accents.
- Believes the project looks good.

Ms. Karagouni:

- Believes the concrete has been nicely resolved and the project looks great.

IT WAS MOVED BY MR. LIU AND SECONDED BY MR. SUTTON TO APPROVE LAND-2016-01438 BLACKBIRD WITH STANDARD CONDITIONS AND THE OPTION FOR SIMBRANCE OR SIMBOIC AS ALTERNATIVES TO OKCO. THE MOTION PASSED 4-0.

APPROVAL

LAND-2017-00254, Tree Nut Holdings

Description: Addition to and remodel of existing office/warehouse

Location: 7710 – 185th Ave NE

Applicant: Dave Buck *with* Chesmore Buck

Staff Contact: Scott Reynolds, 425-556-2409 or sreynolds@redmond.gov

Mr. Reynolds stated that screening for the dumpster and mechanical elements had not been identified on the plans at this time, but that staff recommended approval with conditions.

Mr. Buck, with Chesmore Buck Architecture, explained that the industrial building had been constructed in the 1970s and was a metal pole building with an office, mezzanine, and warehouse with yard storage. The client's intention was to use this building to house the Nussbaum Group, a high-end residential landscape construction company. A 10' deep frontage would create an identity at the entry. Some metal siding on the existing building would be re-used and the existing shed roof appearance would be retained. Materials would be cedar, fiber cement, and existing metal siding.

COMMENTS FROM THE BOARD

Mr. Sutton:

- Asked if there would be re-painting and Mr. Buck replied generally not, but that the addition would be painted to match.
- Asked if new paneling would actually match the re-used material. Mr. Buck replied that this had not been examined yet.

Mr. Liu:

- Asked if landscaping would be new or existing. Mr. Buck replied that there would be all new landscaping installed in front.

Ms. Karagouni:

- Has no issues or concerns.

Chairman Meade:

- Asked if gray panel was glass and Mr. Buck replied yes.
- Asked how many stories the building was and Mr. Buck replied that the proposed structure would be partially two-story.
- Believes the addition in front would be spot-on.

IT WAS MOVED BY MR. SUTTON AND SECONDED BY MS. KARAGOUNI TO APPROVE LAND-2017-0254, TREE NUT HOLDINGS, WITH STANDARD CONDITIONS AND THE RESOLUTION OF TWO CONDITIONS MR. REYNOLDS STATED AT THE BEGINNING OF THE PRESENTATION. THE MOTION PASSED (4-0).

PRE-APPLICATION

LAND-2016-01455, Union Hill Self Storage

Description: Construct a new three story over partial basement climate control self-storage facility with leasing office, associated parking, site, and frontage improvements

Location: Southeast Redmond, 188th and 76th, parcel 0725069142

Architect: Dirk McCulloch *with* Magellan Architects

Applicant: Bob Power with Union Hill Self Storage, LLC

Staff Contact: Sarah Pyle, 425-556-2426 or spyle@redmond.gov

Mr. Lee introduced the presentation as Ms. Pyle was not present.

Mr. McCulloch, with Magellan Architects, presented context photos which showed that the site was currently vacant and roughly graded. The zoning is manufacturing park. The site size is three acres and the proposal is for a fully enclosed three story building over a partial basement with 147 parking stalls, a footprint of approximately 28,000 square feet. The northern portion would sit at a lower elevation due to the natural area grade. The project would include construction of a new access road. The floor plans

were reviewed. The roof would primarily drain to the south. Canopies would be included for channel lines to break up the façade as well as glazing at the second level. A full height masonry stair tower and color and texture modulations were shown. The various facades were reviewed. Materials proposed were a combination of smooth face masonry blocks at the base and a variety of metal panel profiles in different colors and orientations. Glazing elements would be dark. A street profile showed retaining walls accommodating grade changes in the parking lot.

COMMENTS FROM THE BOARD

Mr. Sutton:

- Believes that fewer texture changes would be better. Mr. McCullough replied that simplification would be welcome and that the added texture had been a direction by staff.
- Wished that the entire roof volume extended all the way through instead of having only an entry area parapet.
- Commented that the canopy was not necessary and was too high to be a weather protection element; if it would be retained, the canopy should be lower.

Mr. Liu:

- Agreed with Mr. Sutton.
- Commented that the building was interesting.
- Asked if there was glazing into the storage area. Mr. McCullough replied that there would be depth through the glazing before storage units.

Ms. Karagouni:

- Commented that the colors and textures should be simplified.
- Wondered how age and weather would affect the building appearance.
- Believed the architecture was strong.

Chairman Meade:

- Commented that the shed roof might be a punchier color.
- Believed that the current plan was a great start.
- Commented that the canopy height would need to adhere to fire lane clearance and that the canopy should remain on the front of the building, but the rest moved if the canopy cannot be dropped.
- Stated that landscaping would need to be addressed at the next presentation.

Mr. Meade left the meeting at 7:49 p.m. and Mr. Sutton continued the meeting.

PRE-APPLICATION

LAND-2016-01756, Overlake Village Station

Description: Construction of light rail station

Location: 2801 152nd Ave NE

Contact: Geoff Owen *with* Kiewit-Hoffman East Link

Prior Review Dates: 10/20/17 & 02/02/17

Staff Contact: David Lee, 425-556-2462 or dlee@redmond.gov

Mr. David Lee reported that this would be the third presentation, and that staff requested confirmation that all issues had been addressed and would request final approval at the next presentation. Ms. Supriya Kelkar and Mr. Andrew Engel would present.

Ms. Kelkar began the presentation by stating that the focus would be on previous comments made regarding the project.

Mr. Engel explained that the station would border 152nd Avenue NE at level, and was currently a triangular site with low rise development. A bike and pedestrian ramp would join the Overlake Pedestrian Bridge. Finishes for the station included coloring all steel dark blue; a Sound Transit color. The kiosk would be a saturated green. Stainless steel panels for guardrails and wind screens would be used. The city pedestrian access ramp would be maintained by the City of Redmond. A guardrail light was the chosen lighting option, lighting the surface very well and being easy to maintain.

Mr. Robert Kish reported that landscaping and hardscape would both follow City standards. Three different combinations of color and texture would be cast-in-place concrete. Two different concrete colors suggested were a palomino coloring with different finishes and French gray in bands from the platform. The treatment would extend throughout the station and to the drop off area. Some zones would transition to standard concrete. Sandblast and broom finishes would provide texture cueing patrons to slow down while approaching the station.

Landscaping would hide trash enclosures and communication bundles. Specific landscaping would be ornamental grasses, shrubs (at low heights for security reasons and for clear site access), a columnar pink tulip tree, a shade Green Ash tree and evergreen trees near trash and utility areas. A planter seat wall area was being designed.

COMMENTS FROM THE BOARD

Ms. Karagouni:

- Appreciated the presentation.
- Commented that there was clear design intent and liked the lighting design.

Mr. Liu:

- Believes the project looks good.
- Prefers darker, more saturated colors for contrast.
- Commented that frames had a heavy feel.

Mr. Sutton:

- Agreed with Ms. Karagouni and Mr. Liu.

- Asked if the lights would be angled toward the walking surface. Mr. Engel replied that this was in development.
- Commented that approval could be requested next.

ADJOURNMENT

IT WAS MOVED BY MR. LUI AND SECONDED BY MS. KARAGOUNI TO ADJOURN THE MEETING AT 8:11 P.M. THE MOTION CARRIED (3-0).

June 15, 2017

MINUTES APPROVED ON

Susan Trapp

RECORDING SECRETARY